



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 23, 2017

John Piorkowski
587 West Walkersville Road
Mount Airy, MD 21771

RE: WP-18-003 (Woodcamp Farms – Lot 25)

Dear Mr. Piorkowski:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.1205(a)(7) Protection of Specimen Trees**, which requires the retention of specimen trees (30" dbh or greater).

Approval is subject to the following conditions:

1. Individual tree protective devices (tree fencing) shall be placed completely around specimen tree #1 and #2 PRIOR TO the commencement of any grading and shall be outlined on the Simplified ECP.
2. Compliance with the SRC agency comments throughout the plan process for Lot 25.

The Planning Director's decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Strict compliance with the regulations would create a hardship for the developer. The location of the existing well and septic field area create a narrow building envelope for a dwelling. The excavation for the foundation and grading within this envelope will cause significant damage to the critical root zone of specimen tree #7. The installation of the septic lines and trenches will also cause significant damage to the critical root zones of both specimen trees #3 and #4. The removal of these specimen trees is required for this lot to be viable and safe for a dwelling.

Not Detrimental to the Public Interest/Nullifies the Intent or Purpose of the Regulations:

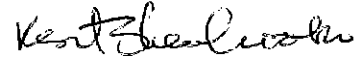
Of the four (4) on-site specimen trees to be retained, three (3) will be located within the forest conservation easement. These will be placed in a permanent easement, thus protecting and enhancing the existing forest environment and supporting the public interest. The Consultant has also agreed to create the forest conservation easement over both Lot 25 and 26, creating a larger more contiguous area within a permanent easement. This easement will provide a significant buffer between the proposed dwelling and surrounding properties which are compatible in design, consisting of single family detached dwellings on 3+ acres of land.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a

subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JS

cc: Research
DED
Real Estate Services
Vanmar
File (WP-18-003)
Forest Conservation Coordinator
Marian Honezcy